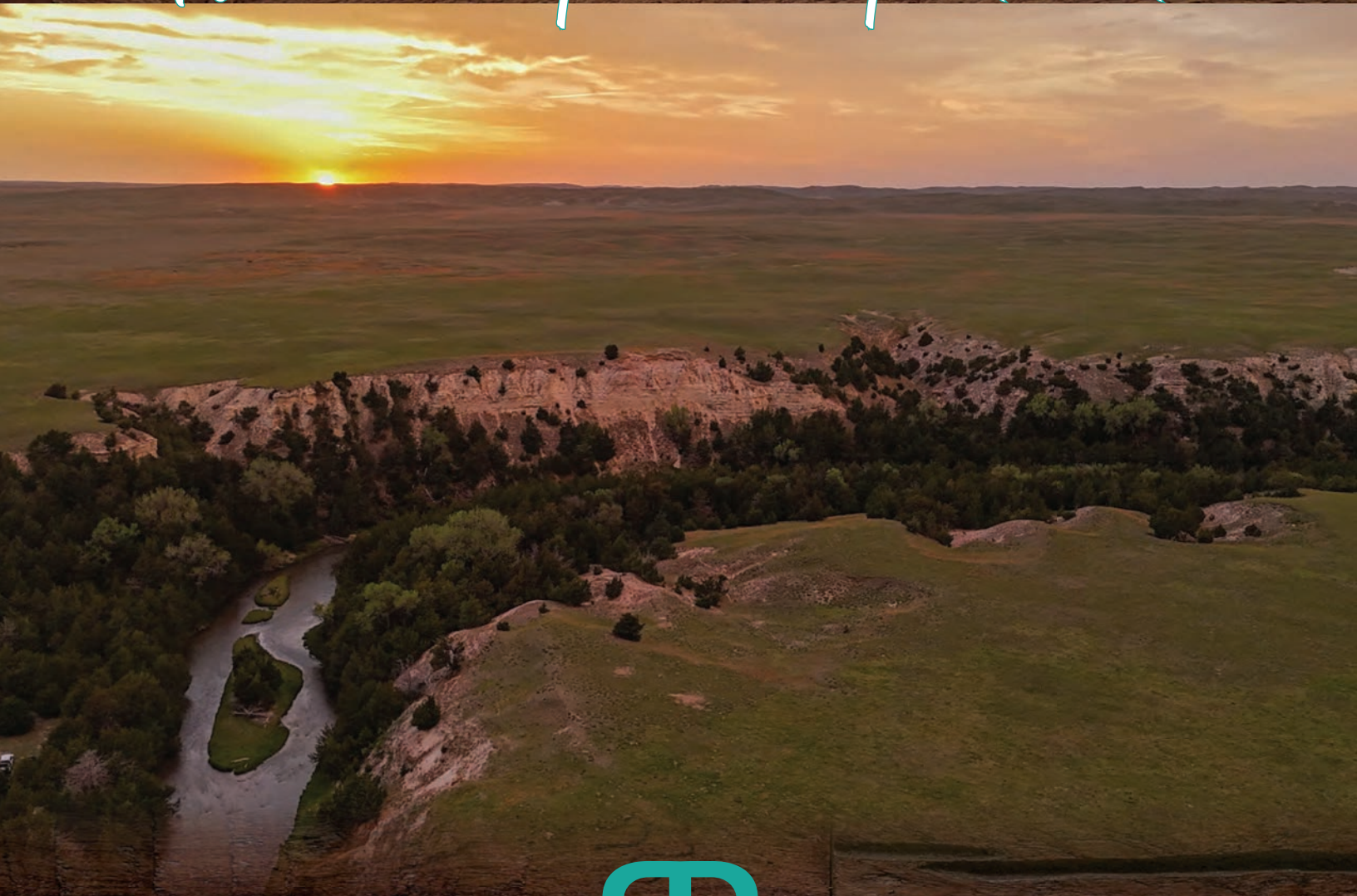


WESTERN NEBRASKA

Niobrara River Retreat



PROPERTIES

RANCH & RECREATION

TOTAL ACREAGE 4,080± | OFFERED AT \$5,850,000

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THE RANCH

Welcome to the scenic Niobrara River—where ranching potential meets unmatched natural beauty. This expansive property features over 3 miles of the Niobrara River, providing abundant live water for livestock and serving as a vital resource for the area's thriving wildlife population. Whitetail deer, mule deer, antelope, elk, turkey, and upland birds are frequent visitors, making this a dream location for hunters and wildlife enthusiasts alike.

The ranch is strategically fenced into multiple pastures to support an efficient rotational grazing system. All pastures are well-watered, with a combination of windmills, tanks on pipeline, live water, and solar-powered wells ensuring reliable water access throughout the property.

Adding to its value, the ranch holds 134 acres of adjudicated water rights, with 125 acres currently under irrigation via a 7-tower 1999 Zimmatic pivot. This blend of irrigated ground and native pasture offers excellent forage and hay production options to support livestock year-round.

While there are no permanent buildings on the property, a well-constructed pipe corral system is in place along Pioneer School Road, providing solid infrastructure for cattle handling.

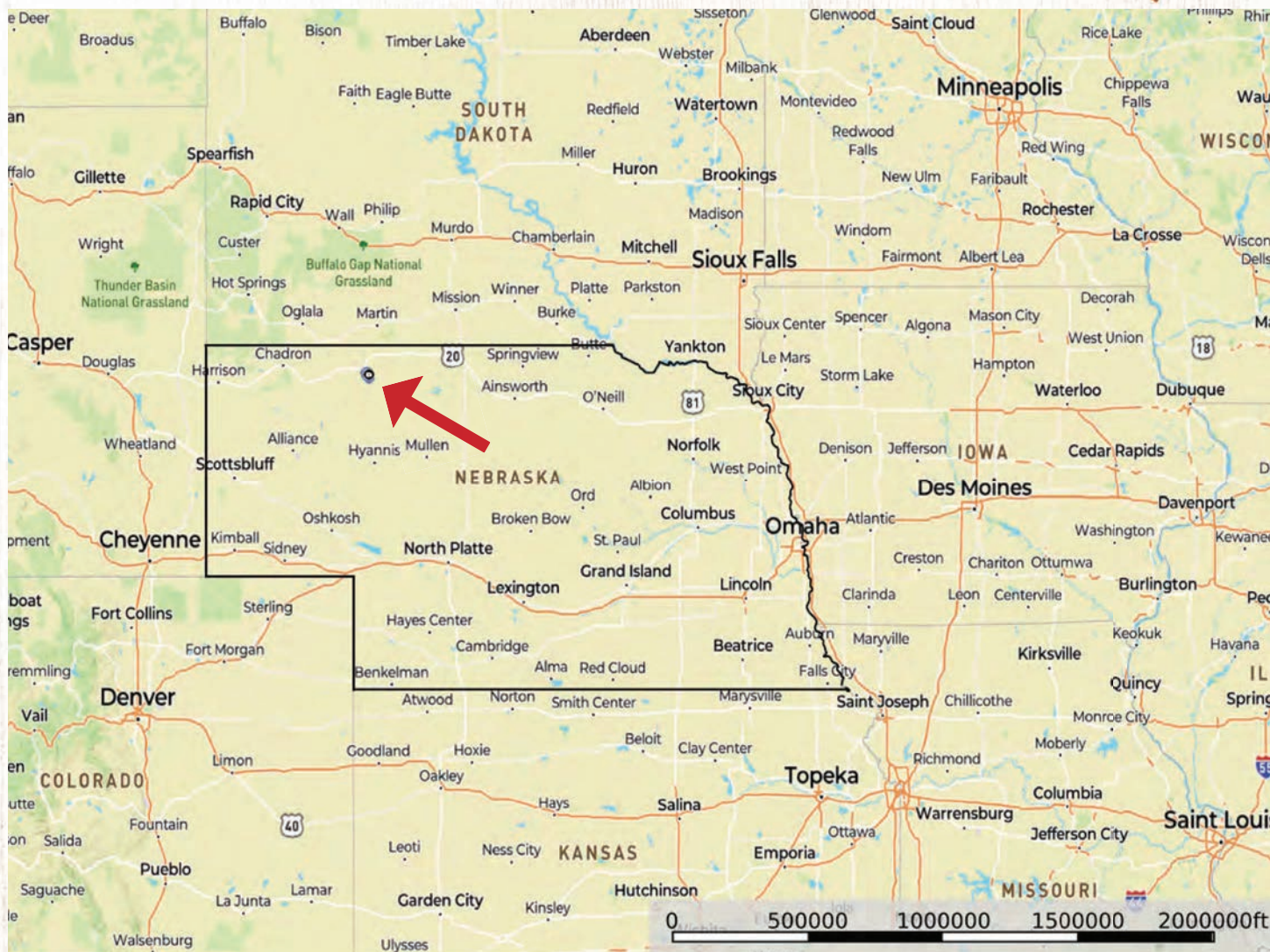
Whether you're looking to expand your current ranching operation or create a world-class hunting reserve, this property is a rare blank canvas with the natural features and resources to support a variety of visions. Don't miss this opportunity to own a stunning piece of the Niobrara River Valley.



PRICE **\$5,850,000 (FIVE MILLION AND EIGHT HUNDRED FIFTY THOUSAND DOLLARS)**

1031 EXCHANGE @: This contract contemplates an exchange of real property under 1031 of the IRS Code. All parties are hereby advised and have been advised to seek competent legal, accounting, and such other advice as they in their own discretion determine to be advisable. Brokers and salespeople do not and have not offered any legal, tax, or accounting advice with regard to this or any other transaction.

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LOCATION

From Gordon, NE go east for 14 miles to Lyons Road. Follow Lyons Road 3 miles south to the Trail Road. Take Trail Road east 0.7 miles to the beginning of the ranch.

Gordon, NE 18± miles

Valentine, NE 80± miles

Rapid City, SD 142± miles Regional airport (8 destinations)

Chadron, NE 65± miles Regional airport (daily flights to Denver)

North Platte, NE 209± miles Regional airport (daily flights to Denver)

Denver, CO 310± miles Major international airport (world-wide)

CHERRY COUNTY, NEBRASKA

Cherry County, Nebraska, is renowned for its rich ranching heritage and is one of the top cattle-producing counties in the nation. With almost 4 million acres of native grassland—much of it in the Sandhills—Cherry County offers ideal conditions for raising cattle on a large scale. The region's well-adapted native grasses, dependable water sources, and low population density create an environment perfectly suited for sustainable livestock production. Generations of ranchers have built a reputation for high-quality beef and responsible land stewardship, making Cherry County the heart of Nebraska's cattle industry.

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CLIMATE & ELEVATION

The Ranch ranges in elevation from 3520' above sea level to 3200' above sea level, located in the northwestern region of Cherry County, Nebraska. This elevation places it within the gently rolling Sandhills—a unique and ecologically significant region characterized by native grass-covered dunes and expansive rangeland. The elevation contributes to a semi-arid climate with four distinct seasons and low humidity, offering ideal conditions for livestock grazing and hay production.

- **Precipitation:** The Merriman area receives an average of 18–22 inches of annual precipitation, the majority of which falls during the late spring and summer months, typically in the form of thunderstorms. This seasonal rainfall pattern supports robust warm-season grasses and native forage.
- **Temperature:** Summers are warm and dry, with daytime highs averaging in the mid-80s°F, though peaks into the 90s are not uncommon. Winters are cold but generally dry, with average highs in the 30s°F and overnight lows frequently dipping below zero. Snowfall varies but usually ranges from 30 to 40 inches per year, often melting quickly due to the region's sunny conditions.
- **Growing Season:** The growing season typically spans from mid-May to late September, averaging 120–140 frost-free days, making it suitable for cool-season grasses, forage crops, and limited small-scale farming where irrigation is available.
- **Wind & Sunshine:** The area is known for its abundant sunshine and consistent breezes. Winds predominantly come from the northwest and south, which help dry out the land after precipitation events and reduce the risk of prolonged mud or boggy conditions in grazing areas.

This combination of elevation, well-drained soils, and semi-arid climate makes the Merriman area highly desirable for sustainable grazing operations, dryland hay production, and wildlife habitat, particularly in the wide-open, rugged landscapes of Cherry County.



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THE LAND

4080± deeded acres

134± adjudicated water rights

This ranch has an abundance of water in the heart of the famed Sandhills region of Western Nebraska. The ranch is heavily sodded with a mixture of warm and cool season grasses that will enhance anyone's operation.

**Acreage counts are believed to be accurate but have not been verified by a professional survey. All acreage counts were obtained from the County Assessors website. The property is being sold by legal description and the acreage amount stated for the property is approximate. Buyers are welcome to have a survey of the property at their expense as part of their due diligence process.*



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CARRYING CAPACITY

This ranch is owner rated at 350 cow/calf pairs for the summer grazing season. The beautiful Niobrara River bottom offers fresh water, natural windbreaks and cool shade in the summer. The timber around the river as well as the rolling topography of the sandhills provide ample protection for both cattle and wildlife.

The irrigated ground has been traditionally used for grazing, corn, hay, and potatoes.

Average production yields for the irrigated land:

Hay = 5± tons per acre on an annual basis.
 Corn = 220 bu/acre
 Potatoes= 500 cwt/acre

Carrying capacity and crop yields can vary due to weather conditions and management practices. Potential buyers are advised to consult their experts to make their own analysis.



LIVESTOCK MARKETS

Nebraska, also known as "The Beef State", has been home to some of the best operations and highest producing operations for generations. The ideal climate, quality of available forages and abundance of open spaces have kept Nebraska at the top of the list, producing \$12.1 Billion in annual impact with approximately 20,000 beef cow operations in the state. Due to the amount and quality of cattle produced in the area, the owners of the Niobrara River Retreat Ranch have several options available to market their livestock.

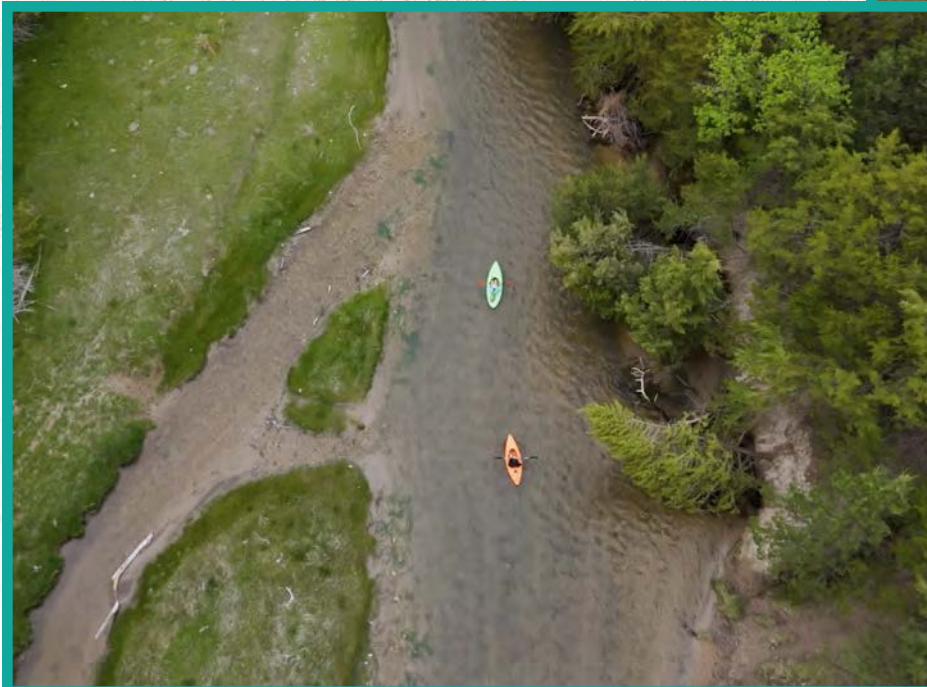
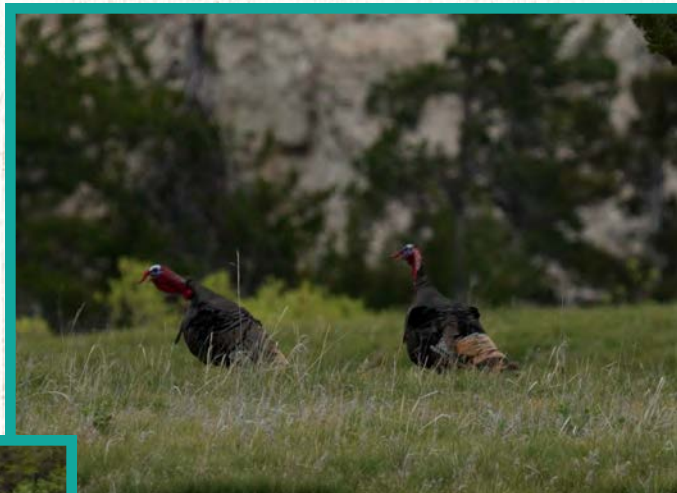
- Sheridan Livestock Auction (Rushville) ~33mi
- Gordon Livestock market ~18mi
- Valentine Livestock Auction ~80mi
- Crawford Livestock Market (Crawford) ~89mi



HUNTING & RECREATION

This ranch offers a rare combination of premier hunting, recreational opportunities, and stunning natural beauty. With 3.5 miles of the Niobrara River winding through the property, it provides a vibrant corridor for wildlife and endless opportunities for outdoor enjoyment. Hunters will appreciate the abundant populations of whitetail deer, mule deer, turkeys, pheasants, and waterfowl, with elk adding to the allure. Whether you're an avid bowhunter, upland bird enthusiast, or waterfowl hunter, this property delivers an unmatched experience in a truly wild and scenic setting.

Beyond hunting, the ranch offers a variety of year-round recreational activities. The Niobrara River invites you to kayak, tube, or simply relax along its banks while taking in the quiet beauty of the Sandhills. A small reservoir on the property presents the perfect opportunity to develop a private stocked pond, adding another layer of enjoyment and potential income. The native grasses, nourished by the region's unique ecosystem, not only support cattle grazing but also create ideal habitat for wildlife to thrive. Whether you're looking to build a hunting retreat, a recreational getaway, or a working ranch with exceptional outdoor access, this property is a rare find in one of Nebraska's most sought-after regions.



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WATER

This ranch sits directly on top of the Ogalla Aquifer in Cherry County Nebraska which is one of the largest underground freshwater sources in the world. Its vast reserves provide a reliable and sustainable water source for irrigation, making it a cornerstone of agriculture in the region. Access to the Ogallala Aquifer enhances the productivity of farmland, supports consistent forage and crop growth, and ensures long-term water security for both livestock and irrigation systems—adding significant value and operational resilience to any agricultural investment.

The current owners have made considerable investments in adding several miles of pipeline and multiple stock tanks to the property. Livestock water is handled with a combination of windmills, tanks on pipeline, live water, and solar-powered wells ensuring reliable water access throughout the property.

Any and all permitted and adjudicated water rights associated with the property, which the Sellers own, shall be transferred to the Buyer upon a fully funded closing.

FENCES

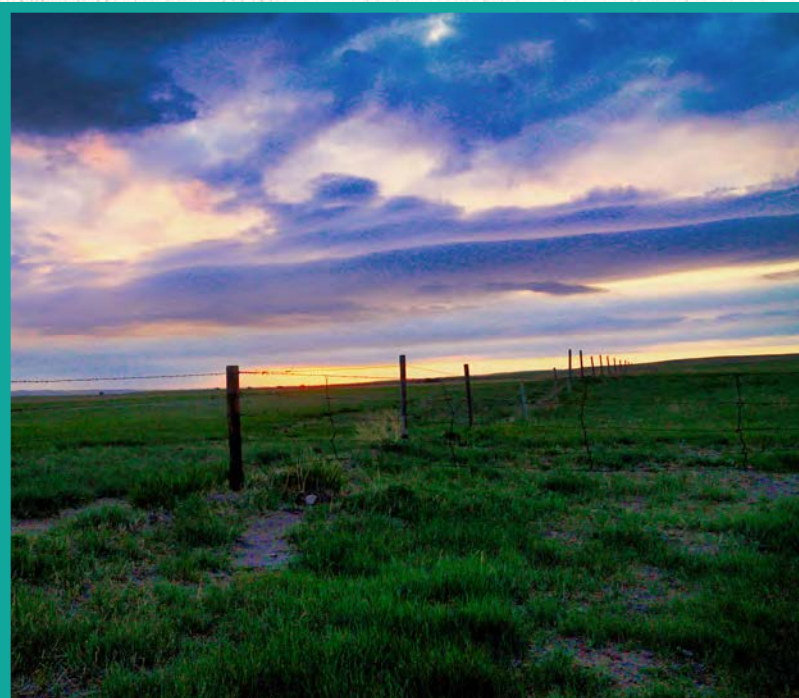
The fences are in good repair for a cow/calf or yearling operation. Fence construction is a mix of 3, 4, and 5 strand barbwire and wood posts. There has been several miles of new fence built on the ranch in the recent past.

The cattle handling facility was built in 2024-2025 and is constructed from drill stem pipe and 6 bar continuous fence panels. The facility sits directly off of Pioneer School road ensuring easy access for trucks.

The seller and buyer acknowledge that there may be variations between the deeded property lines and the location of the existing fence boundary lines on the subject property. Seller makes no warranties regarding location of the fence lines in relationship to the deeded property lines, nor does the seller make any warranties or representations regarding specific acreage within the fenced property lines. Seller is selling the property in an "as is" condition which includes the location of the fences as they exist.

TAXES

Annual property taxes for 2024 = \$17,749.34

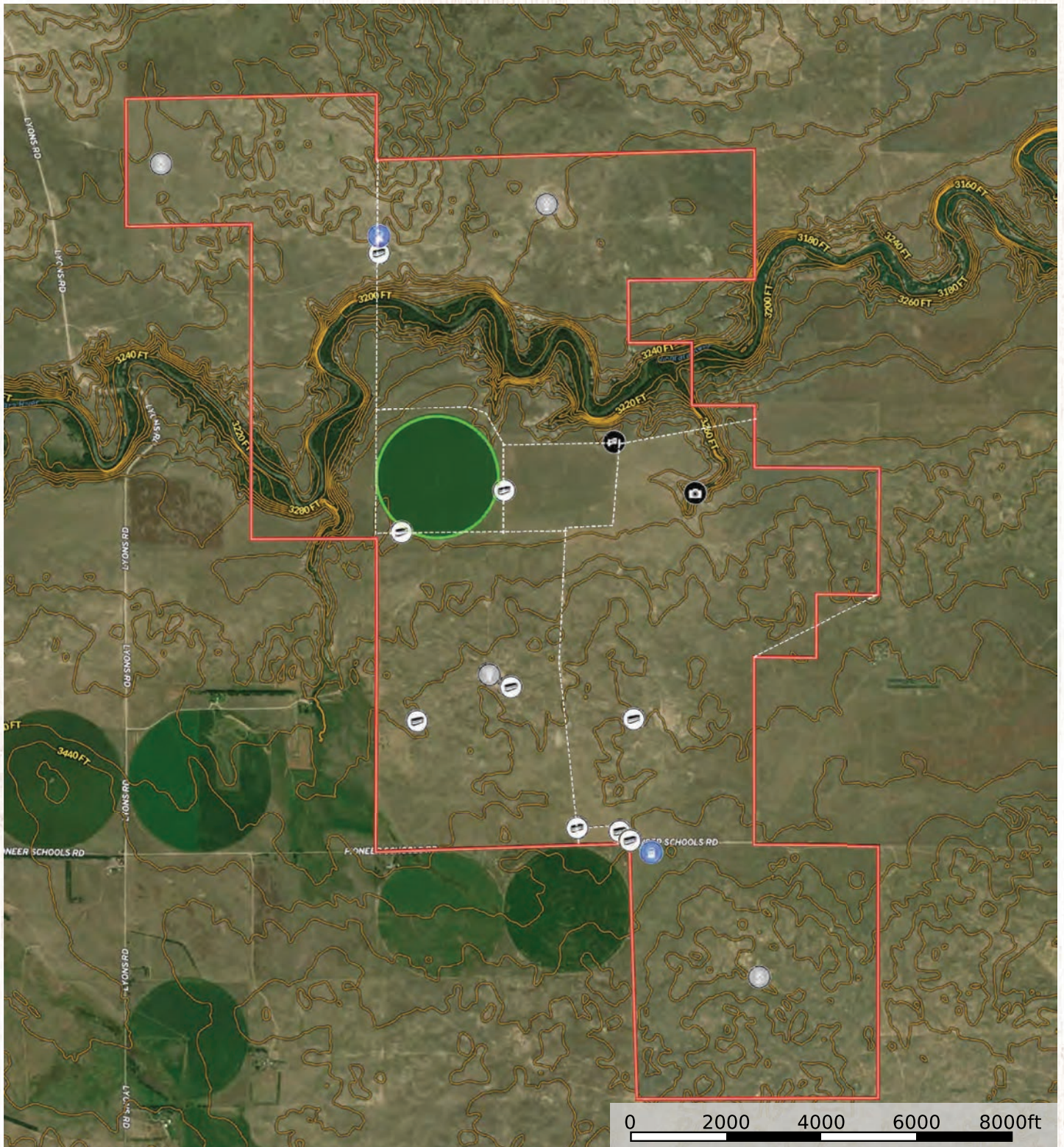


CONDITIONS OF SALE

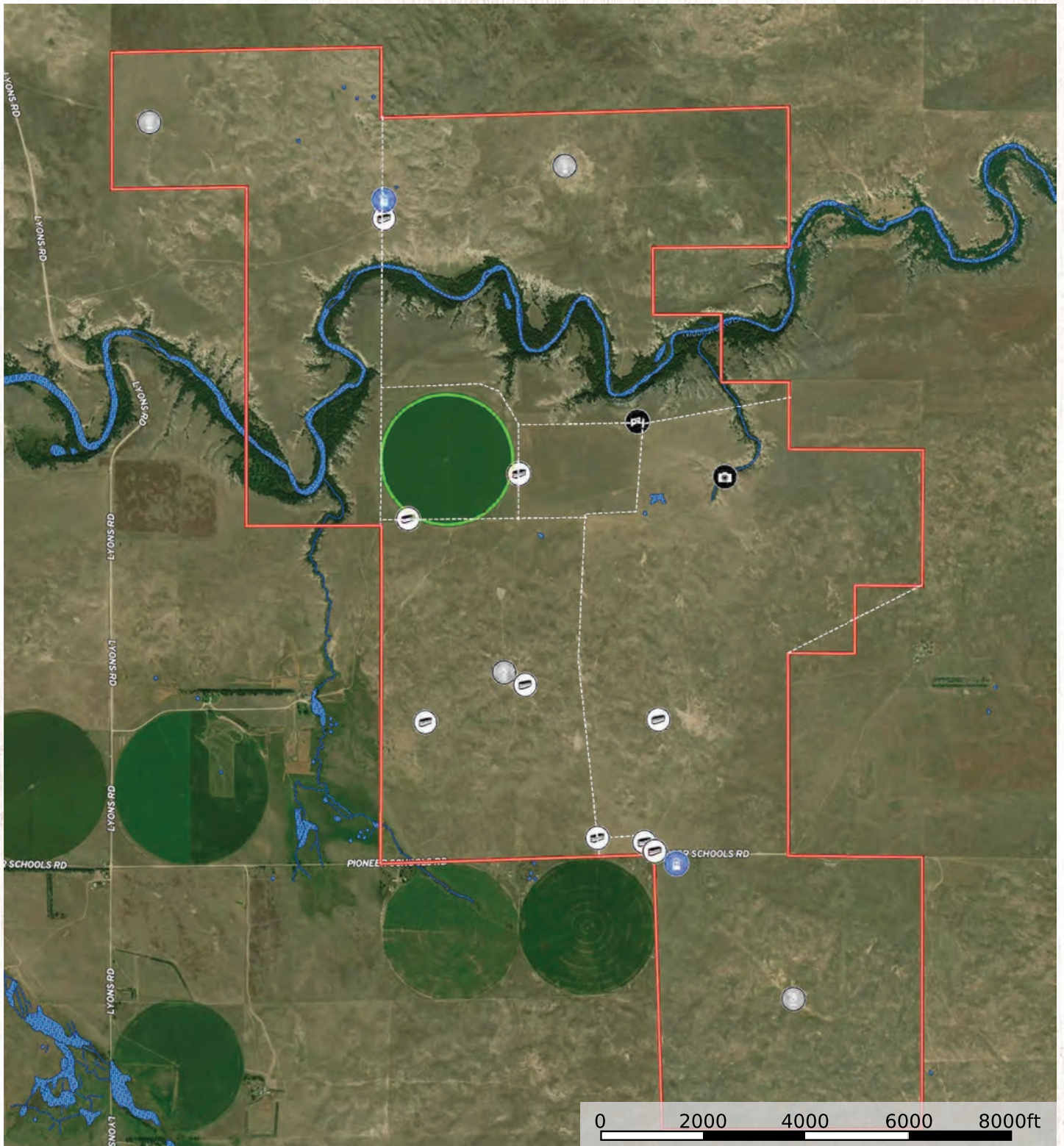
All offers shall be in writing and accompanied by an Earnest money deposit and proof of funds and/or financing sufficient to complete the transaction. All earnest money deposits shall be deposited in the Listing Broker's trust account. The Seller agrees to provide and pay for an Owners title insurance policy in full satisfaction of the purchase price. Both buyers and seller shall be responsible for their own attorney fees.

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TOPOGRAPHY

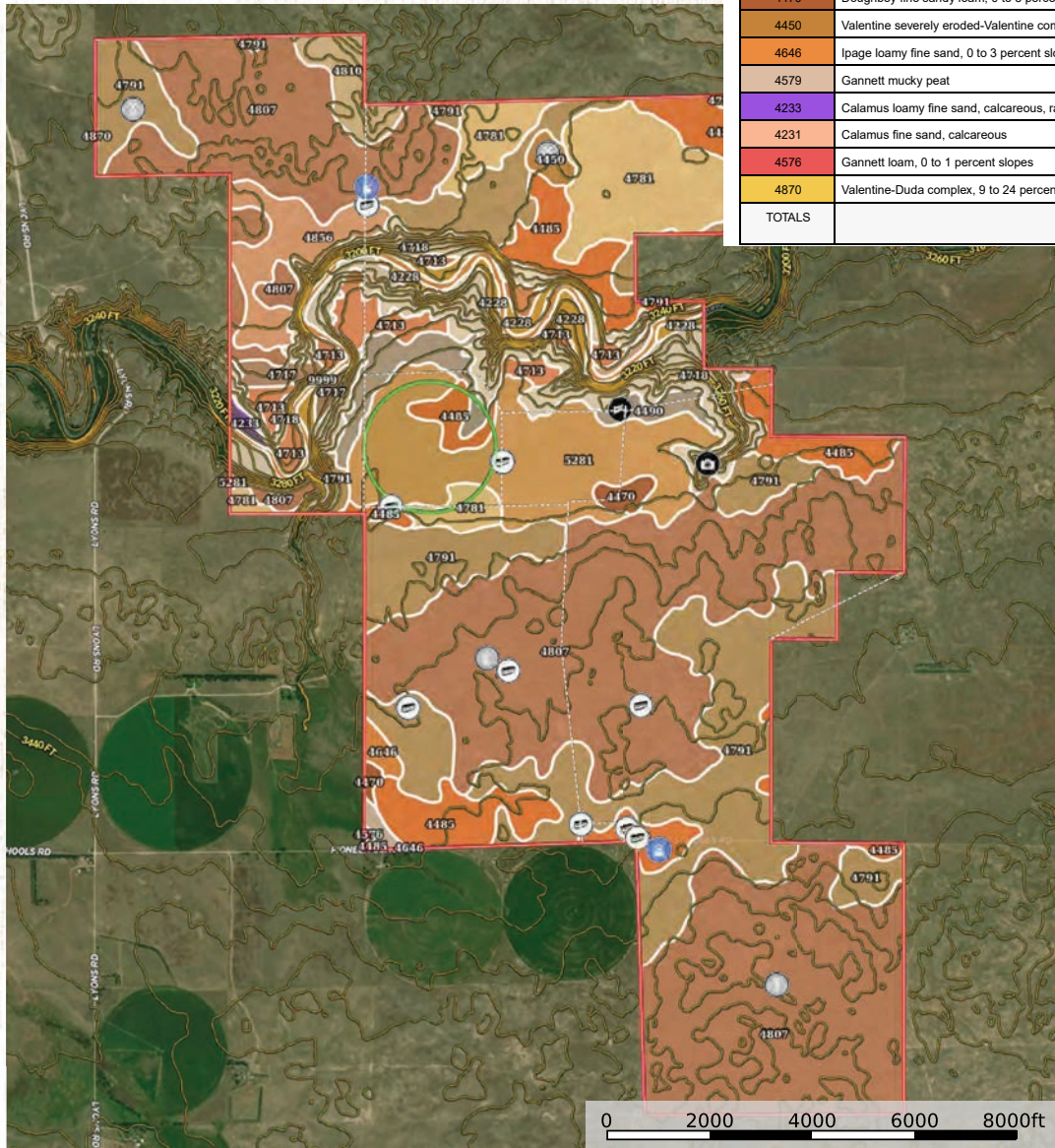


WATER



SOILS

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
4807	Valentine fine sand, rolling, 9 to 24 percent slopes	1642.43	40.07	11	23	6e
4791	Valentine fine sand, 3 to 9 percent slopes	745.55	18.19	19	28	6e
4718	Orpha-Rock outcrop complex, 30 to 60 percent slopes	333.78	8.14	0	3	7e
4485	Dunday loamy fine sand, 0 to 3 percent slopes	326.83	7.97	0	32	4e
5281	Vetal fine sandy loam, 0 to 3 percent slopes	294.1	7.18	66	43	2c
4781	Valentine fine sand, 0 to 3 percent slopes	255.83	6.24	25	28	6e
4713	Orpha loamy fine sand, 3 to 9 percent slopes	94.52	2.31	0	22	6e
4856	Valentine-Duda complex, 3 to 9 percent slopes	89.06	2.17	36	28	6e
4490	Dunday loamy fine sand, 3 to 9 percent slopes	76.75	1.87	0	32	6e
4228	Bolent-Calamus, calcareous loamy fine sands, occasionally flooded	50.55	1.23	29	25	4e
9999	Water	49.29	1.2	0	-	-
4810	Valentine fine sand, rolling and hilly, 9 to 60 percent slopes	47.49	1.16	9	17	6e
4717	Orpha-Niobrara loamy fine sands, 9 to 30 percent slopes	25.54	0.62	0	15	6e
4470	Doughboy fine sandy loam, 0 to 3 percent slopes	18.45	0.45	50	47	2e
4450	Valentine severely eroded-Valentine complex, 0 to 60 percent slopes	15.81	0.39	8	8	8e
4646	lpage loamy fine sand, 0 to 3 percent slopes	11.58	0.28	54	31	4e
4579	Gannett mucky peat	7.74	0.19	5	7	5w
4233	Calamus loamy fine sand, calcareous, rarely flooded	6.6	0.16	0	38	4e
4231	Calamus fine sand, calcareous	5.43	0.13	0	35	6e
4576	Gannett loam, 0 to 1 percent slopes	0.96	0.02	51	34	5w
4870	Valentine-Duda complex, 9 to 24 percent slopes	0.24	0.01	23	25	6e
TOTALS		4098.53(*)	100%	15.84	24.71	5.58





JEFF GARRETT

308.672.6334

ranchandrecreation.com

f /jeffgarrettranchandrecreation

**6106 YELLOWSTONE RD
CHEYENNE, WYOMING**

Originally from Alliance, Nebraska, Jeff Garrett proudly hails from generations of cattle producers. He and his wife own a cattle operation east of Cheyenne, where they raise their four children: Macie, Tripp, Wade, and Bridger. When not selling real estate, Jeff loves to spend time with his family – at the lake in the summer, and in the mountains in the fall. He also enjoys team roping as well as training horses.

Jeff has a Bachelor of Arts in Business Administration, and minors in Ag Business, Animal Science, and Ag Management. He is a member of the Nebraska Cattlemen Association, the Colorado Livestock Association, the Wyoming Stock Growers Association, the REALTORS® Land Institute, the Cheyenne Board of REALTORS®, the Wyoming Association of REALTORS®, and the National Association of REALTORS®.

After spending twelve years as a pharmaceutical representative working with ranches, veterinarians, and feed-yards, Jeff has contacts with farmers and ranchers all over the country, and a real-world view of what it takes to make an operation work in today's economy.

Stewardship of the land is important to Jeff; his aim is to teach his children a strong work ethic and self-reliance, and he is proud to bring these values to his real estate business on behalf of all his clients.

Whether you're buying or selling, you'll find Jeff's experience and commitment to traditional Wyoming values a tremendous asset!

RR
#1 PROPERTIES
RANCH & RECREATION



Please note: Offering is subject to errors, omissions, prior sale, change or withdrawal without notice and approval of purchase by owner. All information regarding land classifications, acreages, building measurements, carrying capacities, potential profits, etc, are intended only as general guidelines and have been provided by sources deemed reliable, but whose accuracy we cannot guarantee. Prospective buyers should verify all information to their complete satisfaction.